

**PRELIMINARY  
FOR DISCUSSION ONLY**

Hearing: May 14, 2020  
Decision: \_\_\_\_\_

Date: \_\_\_\_\_

Richard Benson  
R.B. Benson and Inc.  
29 East Main Street  
Westport, CT 06880 - 3749

**Re: 71 Hillandale Road, Special Permit/Site Plan Appl. #019-064 [Affirmative]**

Dear Mr. Benson:

This is to certify that at a meeting of the Westport Planning and Zoning Commission held on \_\_\_\_\_, it was moved by \_\_\_\_\_ and seconded by \_\_\_\_\_ to adopt the following resolution.

**RESOLUTION #19-064**

WHEREAS, THE PLANNING AND ZONING COMMISSION met on \_\_\_\_\_, and made the following findings as listed in the staff reports dated **May 7, 2020 and May 13, 2020**, which are available for review in the Planning and Zoning Office:

**GO TO PAGE 3, "Now therefore be it resolved...."**

**Property Description**

1. 71 Hillandale Road is conforming 2.37-acre lot, located within the Residence A zoning district.
2. The site is currently improved with the Congregational Church of Green's Farms which has existed in this location since 1853 and per §11.2.2.4, modifications to this institutional use in a Residential zone are subject to §43 Special Permit and Site Plan standards and review by the Planning and Zoning Commission.
3. The property is outside the Coastal Area Management Boundary, the Waterway Protection Line Ordinance (WPLO), and is also located outside the 100-year flood zone.
4. The site slopes from gently downhill from east to west with the highpoint property along Colonial Road.

**Proposal**

5. *The applicant has proposed to:*

- a. *Reorganize parking spaces and the upper parking lot, for a total of 91 total parking spaces that includes 5 handicapped spaces where 98 is required (variance for 7 spaces received 5/12/2020).*
- b. *Install new road cut from Colonial Road into the upper parking lot making the 4<sup>th</sup> curb cut into the site (variance for the road cut received 5/12/2020).*
- c. *Renovate the front façade and construct new additions to the building.*
- d. *Enclose the former central outdoor courtyard to create a new activity space.*
- e. *Remove the existing columbarium from the central courtyard and place three new columbaria into the yard between the church and parking lot.*
- f. *Construct a new second floor over existing Nursery School for new classroom space.*
- g. *Renovate the existing classrooms on the first floor as an indoor play space.*
- h. *Create new entrances with accessible walkways.*
- i. *Install a new 10-foot high cupola on the existing roof (variance for height received 2/11/2020).*
- j. *Increase the enrollment of the Nursery School by 1 new teacher in a new classroom and 6 new students; bringing the total up to 65 students and 17 teachers.*
- k. *The Sanctuary space of the church will increase from 3,421 SF to 3,427 SF.*
- l. *The Social space of the church will increase from 2,928 SF to 3,836 SF.*
- m. *Much of the existing landscaping on-site has been removed and an ornamental garden has been proposed around the newly located columbaria.*
- n. *Seventeen 8 to 10-foot arborvitae have been proposed to screen the neighbor to the north. No new parking lot trees have been proposed.*

**Prior Approvals**

6. *On 1/4/2020, the applicant appeared before the Architectural Review Board and received a positive recommendation.*
7. *On 2/11/2020 the Zoning Board of Appeals granted variances (ZBA #7764) for:*
  - a. *§13-6 Coverage (Total and Building);*
  - b. *§13-4 Setbacks (Play equipment);*
  - c. *§13-5 Coverage (Height);*
  - d. *§6-2.1 Expansion of an existing non-conforming building in the Res. A zone.*
8. *On 5/12/2020 additional variances (ZBA #20-00128) were granted with conditions by the Zoning Board of Appeals for:*
  - a. *§34-11.2 Curb cuts and Access Drives greater than two;*
  - b. *§13-11 Parking in a Res A District;*
  - c. *§34-5 Parking for Houses of Worship (# of parking spaces required).*

*The following conditions were added by the Zoning Board of Appeals:*

- a. *The seventeen 8-10 foot "Green Giant" arborvitae shall be replaced with fifteen 20-foot conifers to appropriately screen the adjacent neighbor.*
9. *Comments from the Health Department dated April 23, 2020 noted the "applicant should contract the CT Early Childhood Program for approval prior to the start of construction".*
10. *Comments from the Engineering Department dated February 19, 2020, and revised May 12, 2020 indicate amongst other requirements:*

- a. *The applicant will need to secure a driveway permit and possibly a road opening permit.*
  - b. *The entrance to the northern parking lot shall be revised to meet Town requirements and a hold harmless shall be filed.*
  - c. *Th dumpster layout did not take into account traffic and the occupation by vehicles in parking spaces #62 and #63 and shall be revised.*
  - d. *Drainage needs to be revised to take into account the memorial garden and the eastern portion of the site, this can be done prior to Zoning Permit.*
11. *The Fire Department Comments dated February 5, 2020 and revised May 12, 2020 state that the proposal shall include a sprinkler system for the Nursery School facility.*
12. *The Tree Board reviewed that plans on 5/9/2020 and noted that the existing parking trees and the proposed evergreen buffer meet the current regulations.*
13. *Testimony was received at the May 14, 2020 public hearing and was held per Executive Order 7B and 7I, authorizing the Commission to hold public meetings via videoconference or other technology.*

**NOW THEREFORE, BE IT RESOLVED** that 71 Hillandale Road: Appl. #19-064 submitted by Richard Benson for property owned by Congregational Church of Greens Farms for expansions and renovation of existing building, additional curb cut, relocation of the columbarium, landscaping and increasing the Nursery School by 6 students and 1 teacher, located in the Residence A zone, PID#F08105000, be **DENIED** for the reasons listed below:

**Reasons:**

The proposed use has been found to be in conformance with the 2017 Plan of Conservation and Development and the Site Plan and Special Permit standards listed in §44-5 and §44-6.

**VOTE:**

AYES	-0-
NAYS	-0-
ABSTENTIONS	-0-

Very truly yours,

Danielle Dobin, Chair

cc: Amrik Matharu DPW- Engineering  
Nate Gibbons, Fire Marshal  
Richard Stein, Tree Board  
Pamela Scott, Health Department